

2009SP-023-001

Marathon

Map: 092-04 Parcels: 335, 381

North Nashville Community Plan

Council District 19 – Erica Gilmore

Staff Reviewer: Brenda Bernards

A request to rezone from CF to SP-MU zoning properties located at 1200 and 1310 Clinton Street, at the northwest corner of Clinton Street and 12th Avenue North (2.2 acres), to permit an existing facility to be utilized for all uses permitted by the CF zoning district as well as the manufacturing and warehousing of alcoholic beverages not to exceed 1,000 barrels per month (a barrel being 55 gallons), requested by Corsair Artisan LLC, applicant, for Barry Walker, owner.

Staff Recommendation: Approve with conditions

APPLICANT REQUEST - Preliminary SP -Add Artisan Distillery to permitted uses on this property.

A request to rezone from Core Frame (CF) to Specific Plan-Mixed Use (SP-MU) zoning properties located at 1200 and 1310 Clinton Street, at the northwest corner of Clinton Street and 12th Avenue North (2.2 acres), to permit an existing facility to be utilized for all uses permitted by the CF zoning district as well as the manufacturing and warehousing of alcoholic beverages not to exceed 1,000 barrels per month (a barrel being 55 gallons).

Existing Zoning

CF District - Core Frame is intended for a wide range of parking and commercial service support uses for the Central Business District.

Proposed Zoning

SP-MU District - Specific Plan-Commercial is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes a mix of uses.

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Supports Infill Development
- Preserves Historic Resources

The proposed distillery is a small scale commercial use with retail and tour activities at street level. This new use has a significant reduction in truck traffic compared to the existing use, providing improved pedestrian conditions. In keeping with the North Nashville Community Plan's goal of enhancing this area's role as a gateway to Downtown, the proposed distillery provides a notable tourist draw tied to Tennessee's history and draws both residents and visitors to an improving area, helping to enhance the area's profile. The distillery will provide an appropriate and interesting use for a historic Nashville structure, the Marathon Motor Works factory, and the continued lease income will assist in the ongoing restoration of these buildings.

NORTH NASHVILLE COMMUNITY PLAN

Watkins Park DNDP

Existing Policy

Neighborhood Urban (NU) NU is intended for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character. Predominant uses in these areas include a variety of housing, public benefit uses, commercial activities and mixed-use development. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Mixed Use (MxU) MxU is intended for buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as

commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above.

Consistent with Policy? Yes, the proposed SP adds a new use, Artisan Distillery, in addition to the uses permitted in the CF zoning district, for a property already supporting a mix of uses. The uses on the property include light manufacturing, artist studios, radio broadcasting and brewery operations.

PLAN DETAILS The Marathon SP includes the properties of the Marathon Motor Works factory at 12th Ave N and Clinton Street. These properties are currently zoned CF and the SP would add Artisan Distillery and associated storage as uses.

The Marathon SP is comprised of a set of connected brick buildings, originally an engine then automobile factory, with the main structure built in 1881. A provision that the existing buildings be preserved is included in the SP. The existing building is currently being restored. The improved portion of the buildings house various uses including light manufacturing and art studios, gymnasium space, radio broadcasting, and brewery operations. Street parking and a 0.4 acre open lot provide parking for the property.

The existing brewery brews, bottles, warehouses, and beer in a portion of this space. This space is proposed to be converted to a brewery/distillery with no addition or demolition of structures. The brewery currently provides tours and is a local and tourist draw. The brewery operations and tours would continue, with the addition of a distillery and a gift shop. As the proposed use will manufacture alcohol at a lower volume, there is anticipated a significant reduction in water and sewer use, truck deliveries to the property as well as outgoing delivery volume. The proposed use is projected to use one fifth the water and generate one fifth the wastewater of the current use. Truck and delivery traffic is projected to be less than 25 percent of the traffic generated by the current use.

STORMWATER RECOMMENDATION No Stormwater Permit required.

WATER SERVICES RECOMMENDATION Preliminary SP approval

FIRE MARSHAL RECOMMENDATION Conditional Approval

All applicable fire codes shall be adhered to.

HISTORICAL COMMISSION RECOMMENDATION The Historical Commission has reviewed the plans and have no comments on this proposal

PUBLIC WORKS RECOMMENDATION A traffic and parking study may be required when the property redevelops.

As the proposed additional use will not generate changes in traffic, no traffic table was prepared.

STAFF RECOMMENDATION The Marathon SP is consistent with the MxU in NU land use policy of the Watkins Park DNDP and staff recommends approval.

CONDITIONS

1. The uses for this SP are limited to all uses permitted by the CF zoning district as well as the manufacturing and warehousing of alcoholic beverages.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the CF zoning district as of the date of the applicable request or application.
3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing

- of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
4. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
 5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions, (10-0) *Consent Agenda*

Resolution No. RS2009-134

“BE IT RESOLVED by The Metropolitan Planning Commission that 2009SP-023-001 is **APPROVED WITH CONDITIONS. (10-0)**

Conditions of Approval:

1. The uses for this SP are limited to all uses permitted by the CF zoning district as well as the manufacturing and warehousing of alcoholic beverages.
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The proposed SP-MU district is consistent with the North Nashville Community Plan’s policies.”